

AAA RESIDENCE ZONE BUILDING SETBACK REQUIREMENTS
Front Street Line Setback..... 50'
Rear Yard Setback..... 50'
Side Yard Setback..... 50'
Max. Building Coverage.....25% Of Lot Area

Zoning Information Is Subject To The Review And
Approval By The Appropriate Governing Authority

Soil Survey Conducted By "Soil Science And
Environmental Services, Inc." On October 8, 2019

WETLAND SOILS
Aq - Aquents

4 - Leicester Fine Sandy Loam

NONWETLAND SOILS

38 - Hinckley gravelly sandy loam (Typic Udorthents)

50 - Sutton fine sandy loam (Aquic Dystrudepts)

60 - Canton and Charlton fine sandy loam
(Typic Dystrudepts)

306 - Udorthents-Urban land complex

308 - Udorthents, smoothed

I hereby certify that the Inland Wetland and
Watercourse boundary line (s) shown on the map is
substantially correct.

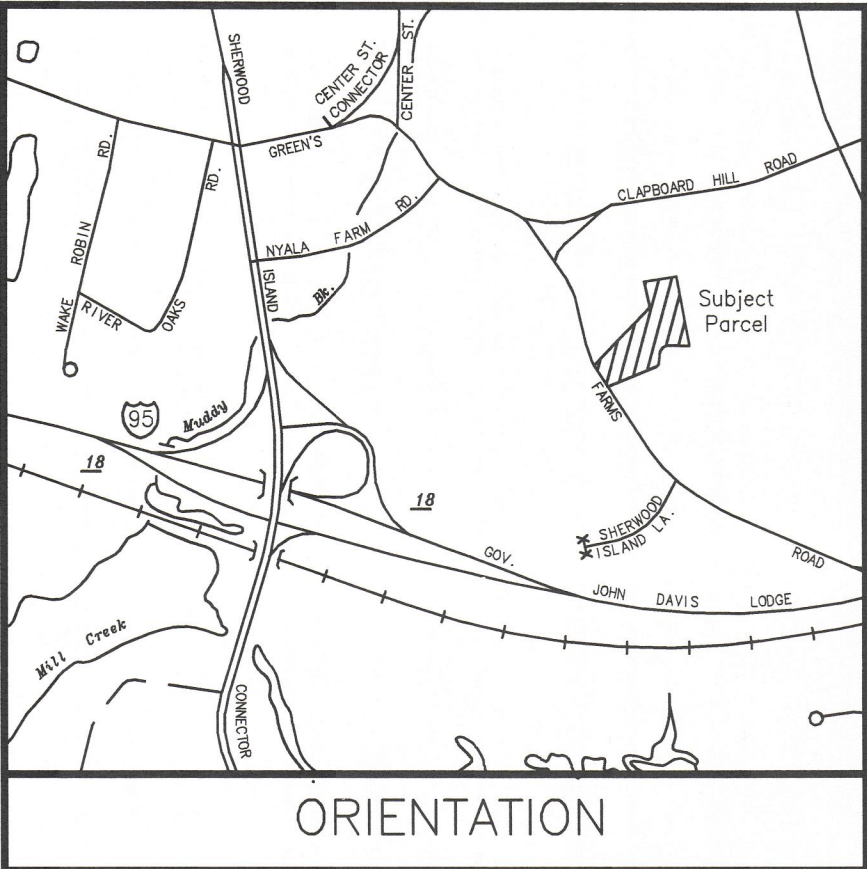
SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

Scott D. Stevens 4-9-2020
Scott D. Stevens Date
Registered Professional Soil Scientist

NOTES:

- Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Edward J. Frattaroli, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction.
- The contractor shall notify all public utility companies by calling Call-Before-You-Dig at 1-800-922-4455 at least 48 hours prior to crossing their lines.

Refer To:
Parcel "B"
Map No. 6498 W.L.R.
Area = 2.93 Acres
Scale: 1" = 30'



Property Lines Not Staked By Contractual Agreement

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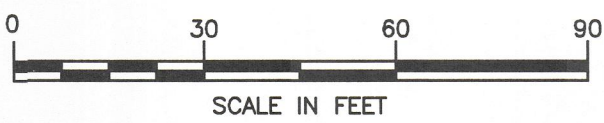
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APR 28 2020

TOWN OF WESTPORT
CONSERVATION DEPARTMENT

1000/11-10994-20

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
225 GREENS FARM ROAD LLC
WESTPORT, CONNECTICUT



This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulation of Connecticut State Agencies-"Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "IMPROVEMENT LOCATION SURVEY" based on a "RESURVEY" conforming to Horizontal Accuracy Class "A-2" and intended to be used for Compliance and Noncompliance with Existing Requirements.

To my knowledge and belief this plan is substantially correct as noted hereon.

BY: *Edward J. Frattaroli*
FOR: EDWARD J. FRATTAROLI, INC.
Land Surveyors • Engineers • Land Planners
STAMFORD, CONNECTICUT April 3, 2020

This Document and Copies Thereof are Valid only if they bear the
signature and embossed seal of the designated licensed professional.
Unauthorized alterations render any declaration hereon null and void.